

MEETING SUMMARY

DATE December 19, 2017
PLACE 50 W Gay St
TIME 3:00 pm – 3:35 pm

A CALL TO ORDER

Present: William Fergus, Bart Overly, Kim Way, Trent Smith, Ryan Szymanski and Judy Box

Staff Present: Festus Manly-Spain

B HOUSEKEEPING ITEMS

C APPROVAL OF MINUTES

~3:02 Meeting Summary – October 17, 2017

Motion: To approve

Motion By: Mr. Smith, seconded by Mr. Overly

Result: Approved (6-0)

NEW BUSINESS - APPLICATIONS FOR CERTIFICATE OF APPROVAL

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~3:03-3:07 17-12-001 Address: 83-85 McDowell Street
Property Owner: City of Columbus Land Bank
Applicant: City of Columbus – Michael Farrenkopf
To be reviewed: Demolition

Staff Report by Festus Manly-Spain:

- Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the West Broad Street sub-district and is occupied by two vacant structures, a single-family residential home and a Church building.
 - The property is currently owned by the City of Columbus Land Redevelopment Office. The applicant is seeking review and approval to demo the vacant single-family residential structure only (Church will remain). The disturbed area will be filled, graded and seeded.

Discussion:

- Mr. Smith asked if there is information of what will become of the site.
- Mr. Spain stated that the City will be deciding on that in the near future.
- Mr. Fergus asked if the Church will be left intact.
- Staff stated that the application is for the demo of the single family structure.
- Dr. Box asked if the Church qualifies as a historic building.
- Staff answered that he wasn't sure.

Motion: To approve as submitted:

Motion By: Dr. Box / seconded by Mr. Way

Result: Approved (6-0)

~3:07-3:30 17-10-002 Address: 250 W Rich Street
Property Owner: Columbus Metropolitan Housing Authority
Applicant: Casto
To be reviewed: Signage, Site plan revisions

Staff Report by Festus Manly-Spain:

- Mr. Manly-Spain presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the West Broad Street sub-district.
 - 250 W Rich Street, also known as River and Rich, is a mixed use development that includes 230 residential units, retail, a signature arts user and a two-story parking deck. The project was initially approved with conditions by the EFRB on August 16, 2016 but received full approval (excluding graphics) during the November, 15 2016 meeting.
 - The current application includes a 104 SF vertical projecting blade sign and attached graphic (15' x 30"). The sign will be mounted on building B1 fronting W. Rich Street.
 - In addition to the signage and graphic submittal, the application also includes site modifications to the approved site plan. Specifically, the applicant is proposing to remove the segment of brick pavers on the eastside of building A2.

Discussion:

- Mr. Smith asked staff to clarify the recommendation to make the sign smaller.
- Staff explained that it is just a suggestion to remove the metal bracket, the intent of the recommendation was to reduce the projection of the sign to less than 4 ft. This is according to the Graphic Design Guidelines.
- Mr. Overly stated that he likes the design of the sign as is and would not be in favor of removing the metal brackets.
- Mr. Riatt distributed new graphics image that shows the sign in a more accurate scale.
- Mr. Lundberg argued that 4 inches isn't much and he is open to reduce the projection down to 4 ft.
- Mr. Overly asked for clarification of staff's request to reduce the size of the sign to 4 ft.
- Staff explained that this is guidelines from the Graphic Design Guidelines and not code. The only code modification requested by the applicant is the lighting.
- Mr. Overly stated that he liked the design but has some concerns about the look of the lighting.
- Mr. Szymanski asked if backlighting was considered in the design of the signage. He added that 8 gooseneck lighting may be too much.
- Mr. Riatt added that backlighting the sign will only illuminate the top part of the sign and not the bottom.
- Mr. Overly added that the scale of the sign is fine but is concerned with the scale of the lighting.
- Mr. Lundberg stated that they are willing to consider different options for the lighting.
- Staff added that the applicant keep in mind that all lighting should be directed downward.
- Mr. Overly explained that he would like to see a new lighting fixtures that is more integrated with the design of the sign.
- Mr. Fergus stated that he wants to see the light fixtures come back for approval.
- Mr. Ways asked if the applicant has considered the possibility of the sign blocking the view of tenants from the balcony.
- Mr. Riatt answered that it was considered but it's not something they are worrying about.
- Mr. Fergus asked the applicant to elaborate on the reasons to remove the permeable pavers on a portion of the site.
- Mr. Riatt stated that the stormwater calculations show that the permeable pavers are not needed for that section of the site.

Motion: To approve as submitted with the following conditions:

1. Reduce width/projection of the sign to no more than 4ft.
2. EFRB review and approval of signage lighting

Motion By: Mr. Szymanski / seconded by Dr. Box

Result: Approved (6-0)

E NEXT MEETING

Tuesday – January 16, 2018 at 50 W Gay St at 3:00 pm

